

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 10, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-25743 - APPLICANT/OWNER: ANTHONY L. POLLARD FOUNDATION**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Site Development Plan Review SDR-18051 is hereby amended to include the 5,670 square-foot addition to the playground area only.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 11/26/07, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. Three 24-inch box-sized trees shall be provided at the southeast corner as shown on the landscape plans date stamped 11/07/06 approved with Site Development Plan review SDR-18051.
 - b. Two 24-inch box-sized trees shall be provided within the parking lot landscape islands as shown on the landscape plans date stamped 11/07/06 approved with Site Development Plan review SDR-18051.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

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6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Coordinate with the City Surveyor to determine whether Parcel Map PMP-16967 may be revised to incorporate the additional property; comply with the recommendations of the City Surveyor.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.
12. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
13. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services; the design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for Site Development Plan Reviews SDR-3132, SDR-18051, the approved "alternative" Traffic Impact Analysis and all other applicable site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a requested amendment to an approved Site Development Plan Review (SDR-18051) to add 5,670 square-feet of playground area to an approved 16,657 square-foot Private School, Primary located at the northwest corner of Lake Mead Boulevard and La Salle Street. The area of expansion was previously a single-family residence that was recently purchased by the applicant and demolished.

The applicant has not proposed any new buildings related with this requested Site Development Plan Review. Therefore, staff recommends that the conditions established by the previous Site Development Plan Review (SDR-18051) for the 16,657 square-foot Private School, Primary remain applicable.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/01/03	The City Council approved a General Plan Amendment request (GPA-2497) to update the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan to consolidate all categories and make certain changes from Industrial to Commercial and from Industrial to Mixed Use. The Planning Commission and staff recommended approval.
12/03/03	The City Council approved a Site Development Plan Review (SDR-3132) for a 12,048 square foot Private School, Primary on 1.34 acres subject to expiration in two years. The Planning Commission and staff recommended approval.
03/16/05	The City Council approved Ordinance No. 5754, which eliminated Redevelopment Area status as a determinant of Residential Adjacency Standards and certain setback requirements. As a result, the subject site is no longer exempt from the application of Residential Adjacency Standards.
12/21/05	The City Council approved a request for an Extension of Time (EOT-10073) of approved Site Development Plan Review (SDR-3132), which allowed a 12,048 square foot Private School, Primary on 1.36 acres at the northwest corner of Lake Mead Boulevard and La Salle Street. Staff recommended approval.
3/06/06	A one-lot parcel map (PMP-9480) was recorded on 1.36 acres adjacent to the west side of La Salle Street, between Lake Mead Boulevard and Hart Avenue (APNs 139-21-612-053 to 055 and 074 to 079)

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9/19/06	A one-lot parcel map (PMP-16967) was accepted for technical review for a Merger and Resubdivision to one lot on 1.48 acres at the northwest corner of Lake Mead Boulevard and La Salle Street (APNs 139-21-601-015 and 016 and 139-21-612-052). NOTE: This map has not recorded.
12/21/06	The Planning Commission approved a request for an Amendment (SDR-18051) to an approved Site Development Plan Review (SDR-3132) for a proposed 16,657 square-foot Private School on 1.48 acres at 950 West Lake Mead Boulevard. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
6/24/05	Building Permit #45632: permit issued for complete demolition of 916 West Lake Mead Boulevard. Permit received final inspection 8/20/05.
6/24/05	Building Permit #45631: permit issued for complete demolition of 952 West Lake Mead Boulevard. Permit received final inspection 8/20/05.
9/15/06	Plan Check #C-0184-05 issued for school (Rainbow Dreams Academy – Phase I) NOTE: This project has not received final inspection
8/20/07	Plan Check #C-0175-07 issued for addition to school (Rainbow Dreams Academy - Phase II) NOTE: This project has not received final inspection
<i>Pre-Application Meeting</i>	
11/08/07	A pre-application meeting was held with staff regarding the expansion of the playground area and minor cosmetic changes to the elevations of an approved Private Primary School. Staff discussed that the expansion would require a public hearing as the playground is immediately adjacent to an existing single-family residence.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
12/07/07	A field check was performed by staff with the following observations: <ul style="list-style-type: none"> • The school building is at a state of near-completion. • The landscaping and hardscaping are not installed yet. • The area of playground expansion is undeveloped (previous structure demolished and area has been graded) • The neighboring single family residence adjacent to the northwest corner of the subject site is occupied.

Details of Application Request

Site Area

Net Acres	1.58 acres
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Primary School	DTR (Downtown Redevelopment) MXU (Mixed-Use) MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)
North	Single Family Residence	MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)
South	Library/ Community Center	MXU (Mixed-Use)	R-2 (Medium-Low Density Residential)
East	Single Family Residence	MXU (Mixed-Use) MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)
West	Single Family Residence	MXU (Mixed-Use) MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Redevelopment Area	Y		Y
A-O Airport Overlay District	Y		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.040, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	69,095 SF	Y
Min. Setbacks			
• Front	20 feet	33 feet	Y
• Side	5 feet	77 feet	Y
• Corner	5 feet	6 feet	Y
• Rear	20 feet	13 feet	N*
Max. Building Height	35 feet or 2 stories	15 feet	Y

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**Variance (VAR-18224) was approved by the Planning Commission on 12/21/06 to allow a 13-foot rear yard setback where a 20-foot setback is required.*

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	7 Trees	6 trees	N
Buffer: Min. Trees	1 Tree/30 Linear Feet Along the ROW (Hart Ave)	8 trees	9 trees	Y
	(LaSalle St)	8 trees	9 trees	Y
	(Lake Mead Blvd)	12 trees	11 trees	N
	1 Tree/20 Linear Feet along interior lot lines. (southwest)	6 trees	7 trees	Y
	(north)	4 trees	4 trees	Y
	(northwest)	6 trees	6 trees	
	TOTAL	43 trees	52 trees	Y
Min. Zone Width	5 Feet		5 Feet	Y
Wall Height	8 Feet		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Private School – Primary	14 classrooms	3 spaces per classroom	40	2	45	2	Y
TOTAL (including handicap)			42 spaces		47 spaces		Y

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ANALYSIS

- **Site Development Plan Reviews SDR-3132 and SDR-18051**

Site Development Plan Review (SDR-3132) for a 12,048 square foot Private School, Primary on 1.34 acres located at 917 Hart Avenue, and 916 West Lake Mead Boulevard. Project was revised to a 16,657 square foot Private School, Primary on 1.58 acres.

This proposal seeks to add 5,670 square-feet of playground area to recently-acquired property that previously had a single-family residence.

- **Land Use and Zoning**

Land use designations for the site include MXU (Mixed-Use) along Lake Mead and MLA (Medium-Low Density Attached Residential). The proposed school use is consistent with the R-2 (Medium Low Density Residential) Zoning District, which conditionally permits the operation of a Private School, Primary. A General Plan Amendment will be required prior to the completion of the required Reversionary map to eliminate the possibility of a single parcel maintaining two distinct General Plan Land Use Designations.

- **Site Plan**

The applicant is proposing a 5,670 square-foot expansion of the playground area to the approved one-story, 14-classroom Primary School. The project site is surrounded by single-family residences to the west, north, and east, and community service and educational facilities to the south. Vehicular access onto the site will be made via a driveway along Lake Mead Boulevard which is designated in the Master Plan of Streets and Highways as a 100-foot Primary Arterial.

- **Parking**

Parking will not be affected as this Site Development Review consists of only the addition of approximately 5,670 square-feet of playground area.

- **Landscape and Buffer Standards**

- Landscaping

The provided landscape plans date stamped 11/26/07 show an overall reduction of eight trees from the 54 trees shown on the approved landscape plans associated with the previous Site Development Plan Review (SDR-18051). Although the revised landscape plans showing an increased amount of trees provided 24-inch

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box-sized trees as a buffer for the playground area (along the northwest property line), two trees have been removed from the parking lot area and six trees have been removed from the southwest corner of the property. With exception to the provided landscaping adjacent to the playground area, staff recommends that the applicant submit revised landscape plans that conform to the landscape plans submitted with Site Development Plan Review SDR-18051, date stamped 11/07/06.

- Walls

An approximately 6-foot high solid concrete wall will be constructed along the western property lines. Additionally, a concrete block wall with pilasters with iron fence above is proposed along the northern, eastern, and southern property lines.

- **Elevations**

Project elevations include the use of earth tones and split and smooth face concrete block. The school ranges in heights from 23-feet at the highest point, to a low of 15-feet nearest the residential property line. The R-2 (Medium Density Residential) zone regulations allow for placement of this structure within the side yard setback however limits the height to a height at or below the height of the primary structure.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The Private School, Primary use is a permissible use in the R-2 (Medium-Low Density Residential) Zoning District and has been approved under Site Development Plan Reviews SDR-3132 and SDR-18051. This Site Development Plan Review consists of a 5,670 square-foot expansion of the playground area to the approved playground area. Staff finds that this proposal is in context with the previous approvals and complements the neighboring West Las Vegas Public Library, the Doolittle Community Center, and nearby educational facilities within the immediate vicinity.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

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This project has been deemed consistent with the General Plan land use designations for Mixed-use development, and Medium-Low Density Residential per the previous Site Development Plan Reviews SDR-3132 and SDR-18051. The additional playground area adequately addresses the landscape, wall and buffer standards of Title 19.12 and is consistent with the previously approved Site Development Plan Reviews.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The additional 5,670 square feet of playground area will incur no changes to the site access and circulation as approved by the previous Site Development Plan Reviews. Access to the project site will continue to be made via West Lake Mead Boulevard as originally approved under SDR-3132.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed playground area is adequately landscaped to Title 19.12 Landscape and Buffer Standards, showing eight additional 24-inch box-sized trees planted at 20-foot intervals. The playground equipment and its location match the previous Site Development Plan Review. The elevations show a minor change in the brick-pattern and a change in tile colors at the front entrance. Staff finds these changes to be minor and suitable to the new development occurring in the immediate area.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The provided elevations show a minor change from the approved exterior building design consisting of a deviation in tile colors and patterns along the front of the building. These changes are to highlight the main entrance of the from the smooth-face and split-face concrete block. Staff finds that the overall architectural and aesthetic design is consistent with the most recent approval established under Site Development Plan Review (SDR-18051) and will continue to blend with the neighboring development such as the West Las Vegas Library, the Doolittle Community Center, and Andre Agassi Preparatory Academy.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed 5,670 square-foot additional playground area will be subject to Building Permitting and Business Licensing requirements of the city of Las Vegas and will not adversely impact the public health, safety or welfare.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 243

APPROVALS 1

PROTESTS 0